



# City of Coppel, Texas

255 E. Parkway Boulevard  
Coppel, Texas  
75019-9478

## Minutes

### Board of Adjustment

---

Thursday, June 3, 2021

6:30 PM

255 Parkway Blvd.

---

Mark LeGros  
(Chair)

Michelle Anderson  
(Vice Chair)

Kimberly Grubb

Rhett Hickey

Casey Smith

**PRESENT:** Chair, Mark LeGros; Vice Chair, Michelle Anderson; Board Member, Kimberly Grubb; and Board Member, Rhett Hickey.

**ABSENT:** Board Member, Casey Smith

Also present were Chief Building Official, Suzanne Arnold; Matt Steer, Development Services Administrator, Kami McGee, Board Secretary; and City Attorney, Robert Hager.

Notice was given that the Board of Adjustment of the City of Coppel, Texas, will met in Work Session at 6:30 p.m. and Regular Called Session immediately following at 7 p.m. on Thursday, June 3, 2021, at Town Center, 255 E. Parkway Boulevard, Coppel, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of this meeting was to consider the following items:

1. Call To Order.

Chairman LeGros called the meeting to order at 6:30 p.m. and convened into Work Session.

**2. Work Session (Open to the Public)****3. Board training conducted by the City Attorney.****Regular Session (Open to the Public)**

Chairman LeGros called the Regular Session meeting to order at 7:02 p.m.

**4. Citizens' Appearance.**

Chairman LeGros advised no one signed up to speak at Citizens' Appearance.

**5. Update regarding the resignation of Board Member, Laura Ketchum and recommendation to City Council of the appointment of Alternate Board Member, Casey Smith.**

A motion was made by Kimberly Grubb, seconded by Michelle Anderson, to make a recommendation to City Council of the appointment of Alternate Board Member, Casey Smith. The motion carried by unanimous vote, (4-0).

**6. Consider approval of the May 6, 2021 Board of Adjustment meeting minutes.**

A motion was made by Kimberly Grubb to approve the minutes as written. The motion carried by unanimous vote, (4-0).

**7. PUBLIC HEARING:**

Consider approval of a variance from Section 12-12-4 of the City of Coppell Zoning Ordinance to allow the conversion of a two-car garage into habitable space by eliminating the two required enclosed parking spaces on the property located at 800 East Parkway Blvd. (Meadows 4, Block L, Lot 22), as requested by owner, Jack Leathers.

All participants attending the Public Hearing in person and wishing to speak before the Board of Adjustment were sworn-in to present testimony by Chairman Mark LeGros.

Suzanne Arnold, Chief Building Official, presented testimony and evidence with exhibits. Ms. Arnold stated that staff recommends that if the Board does approve the request, limitations be placed that would reverse the approval if the property reverts back to a single-family residential use.

Chairman LeGros opened the Public Hearing.

Applicants and homeowners, Jack and Jan Leathers, 615 Canemount Lane, Coppell, TX 75019, presented their testimony with exhibits for the case.

John Pauley, 806 Meadowglen Circle, Coppell, TX 75019, presented his testimony in opposition stating his concerns regarding parking, vehicular congestion, and impact on home values.

Holly Fischer, 801 Parkway Blvd. Coppell, TX 75019, present virtually via Zoom, was sworn in by Chairman LeGros and presented her testimony in opposition stating that the variance request should not qualify as a financial hardship.

Stephen Hill, 736 Parkway Blvd., Coppell, TX 75019, present virtually via Zoom, was sworn in by Chairman LeGros and presented his testimony in opposition stating his concerns regarding parking.

Chairman LeGros closed the Public Hearing.

The board held a discussion and deliberation concerning any hardships presented.

A motion was made by Michelle Anderson, seconded by Kimberly Grubb to grant the variance request. The agenda item received zero (0) in favor and four (4) against. The motion did not carry and was denied unanimously, (4-0).

All exhibits were marked and admitted into the record.

**8. Adjournment.**

There being no further business before the Board of Adjustment, the meeting was adjourned at 8:06 p.m.

---

**Mark LeGros, Chair**

---

**Kami McGee, Board Secretary**